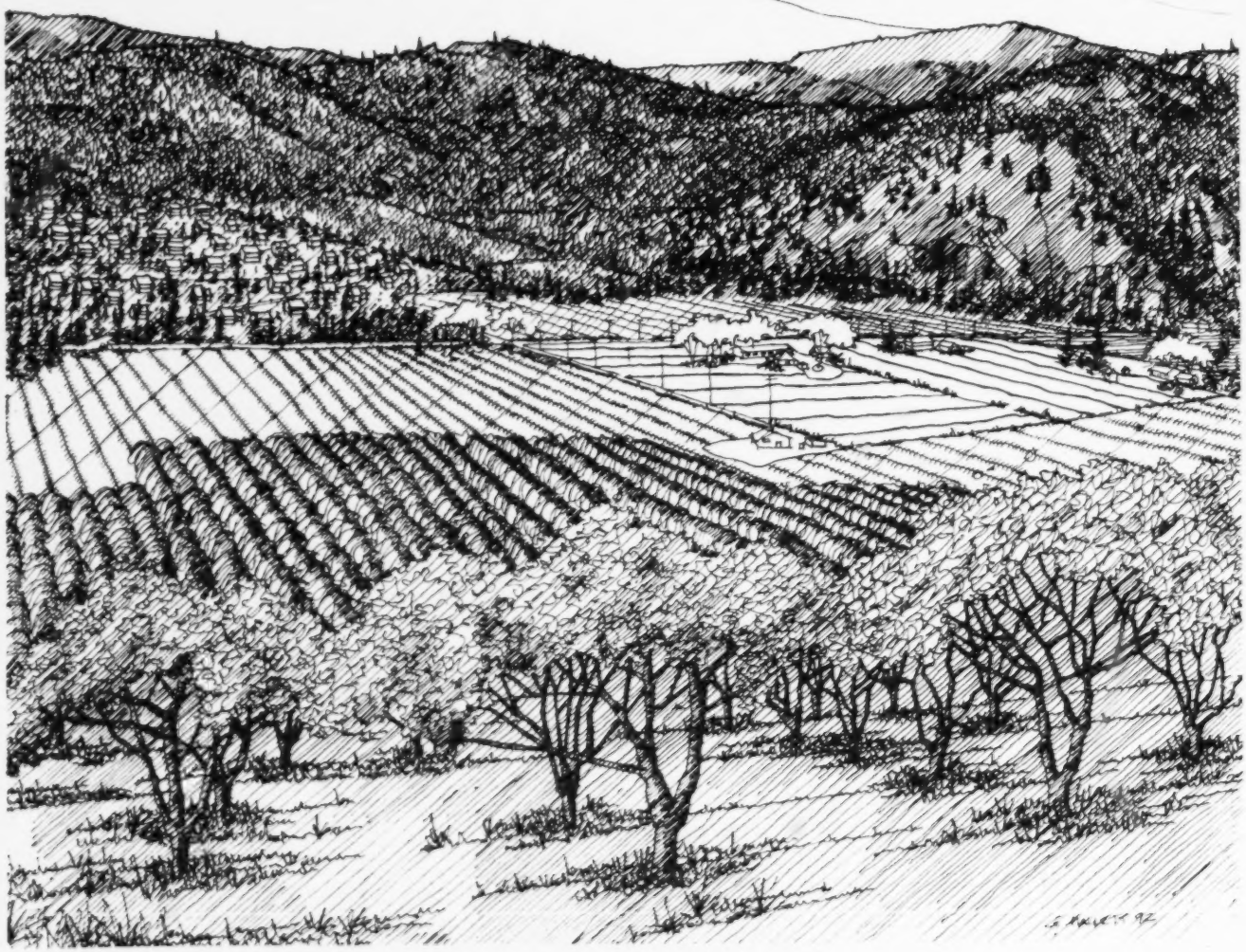

Non-Farmland with Long Term Urban Potential in the South Okanagan

British Columbia Agricultural Land Commission

Province of British Columbia

April 1992

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Non-Farmland with Long Term Urban Potential in the South Okanagan

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EXECUTIVE SUMMARY

Within the Okanagan Valley farmland is a limited resource comprising only 7.5% of the total area. The combination of climate and soils make it one of the few areas in Canada where tree fruits, grapes, and other speciality crops can successfully be produced. Of the three Regional Districts in the Valley, the South Okanagan has the largest area of farmland and the largest agricultural labour force. The 1986 Census shows that 12.8% of the total labour force is directly employed in agriculture.

Urban growth in the South Okanagan area can be accommodated without urbanization of the Agricultural Land Reserve. This can be achieved by:

- redevelopment in existing urban areas
- infilling and increasing densities within existing urban areas
- development of areas currently being serviced, but not yet developed
- development of lands currently designated in Official Plans plus other lands identified as potential development areas of over 3,880 hectares (9,587 acres)
- identification of additional potential development areas within the Openland designations on the Official Plans where future amendments may open up lands not previously considered for development.

The areas identified in this report total 3,880 hectares or approximately 9,600 acres. The 1986 census listed Penticton's population at 23,600 with the total number of households at 10,010. The areas identified could theoretically accommodate over

38,000 households at normal urban densities of 4 dwellings per acre, accommodating almost four times the population of Penticton.

The actual population these areas can support will be determined by the decisions made regarding densities and servicing infrastructure. It is clear that serious consideration must be given to developing policies whereby adequate servicing can be provided to the more remote areas.

It is no longer acceptable to consider the Agricultural Land Reserve as a land bank for future urban expansion. There are alternatives to urbanization of our farmland, which must be pursued in order to protect the agricultural resource. Population growth in the South Okanagan will undoubtedly add to the importance of preserving our farmland, ensuring a "home grown" food supply well into the next century.

INTRODUCTION

This report deals with the South Okanagan - that part of the Okanagan Valley within the boundaries of the Okanagan-Similkameen Regional District. The economy of the area is dominated by agriculture and tourism, and to a lesser extent by mining, forestry and the retirement industry. According to the 1986 census, 12.8% of the labour force for the entire regional district was in agriculture, while the provincial percentage in agriculture was 2.4%. In addition to the 12.8%, which represented about 3,355 full time employees, it is estimated that there were a further 8,300 casual employees. Labour employed in packing plants and other ancillary support services is also excluded from Statistics Canada agricultural data.

During the 1960's and early 70's there was considerable conversion of farmland to urban uses - mainly residential. The Okanagan had been recognized as providing an excellent living environment and there was a growing demand for residential property. Poor economic returns from the tree fruit industry encouraged orchardists to subdivide some lots to offset farm losses. The established infrastructure of paved roads, power and telephone, and particularly water, made conversion from agriculture to residential use a relatively simple process. Indeed, except within the City of Penticton and some small areas south of Oliver where the irrigation systems are separate from the domestic system and are untreated, the irrigation systems, generally funded by A.R.D.A., provided domestic water, and thus contributed to the

loss of farmland. Many orchardists considered that subdivision of their land, when they chose to retire, was the means of providing a retirement pension. Consequently when overall zoning for the rural areas was introduced in 1970 - 1972, the orchard lands were zoned "Agricultural-Residential", a classification which, while recognizing agriculture, also permitted residential lots of approximately one quarter acre in area.

The situation changed dramatically in December, 1972 with the issue of an Order-In-Council suspending the subdivision and non-farm use of agricultural land and the subsequent passage of the Agricultural Land Commission Act in April 1973. The effect of these measures was to bring a halt to the non-farm development of farmlands. The designation of the A.L.R. boundaries involved input from the Regional District and a public involvement process in order that local situations such as servicing patterns and immediate growth areas could be recognized.

Initially the farming community in the South Okanagan raised fierce opposition to the farmland preservation legislation, but over the years that has changed to the point where there is now widespread public support for farmland preservation. Although the 1990 Convention of the British Columbia Fruit Growers Association narrowly passed a resolution "...requesting the B.C. Government to release all land in the Interior from the A.L.R....", it is thought that this was more a strong reaction to economic conditions within the Tree Fruit Industry, rather than outright opposition to the farmland preservation legislation. However, the pressures of urban growth and a perceived shortage of available land for urban expansion now requires a serious examination of the options available to accommodate growth. There is a body of

opinion which considers the Agricultural Land Reserve, particularly in urban fringe areas, as a holding zone for future urban development. Historically urban expansion has occurred on agricultural lands, and consequently the policy of preserving prime farmland is seen by some as a constraint on the supply of land for urban growth.

There will be continued population growth in the South Okanagan and the demand for residential areas will place severe pressure on agricultural land. The issues that must be addressed are:

1. Can urban growth be accommodated without impacting on agricultural land?
2. How much land is available, and where is it located, on which growth can take place without converting farmland?

THE IMPORTANCE OF THE AGRICULTURAL INDUSTRY

In British Columbia, agriculture is a viable, dynamic industry in its own right. In employment terms, it is the largest employer of the primary industries within British Columbia, and when the entire food delivery system is considered, it provides one out of every five jobs in the Province. Moreover, relative to other resource based industries, it is one of the most stable in the country. The value of agricultural production has been the most consistent over the years, which translates into steady employment, investment and products.

British Columbia farmers annually produce agricultural products having a farm gate value of over one billion dollars. After being transported, processed, graded, packaged and marketed, these farm products represent an ultimate retail value of four billion dollars. At present, British Columbia imports slightly less than half of its food requirements from outside the Province and our food production has been able to keep up with the population increase. With a continued Provincial policy to reduce its overall dependency on food imports, agriculture is guaranteed to increase in scope as the population increases.

The agricultural land resource in the Province is very limited as it amounts to only 4.9% of the Provincial land area or about 4.7 million hectares. The problem of the scarcity of the resource is compounded by the fact that competing land uses are constantly threatening this supply, as over 90% of British Columbia's best agricultural land lies within a 100 mile radius of cities. When Class 1 land is taken out of

production by a non-farm land use it may be possible to replace it with lower quality land by clearing and developing it to agriculture. However, assuming that a crop can be grown in both locations, it takes 400 acres of Class 4 land to grow what can be produced on 100 acres of Class 1 land.

In the Okanagan Valley, farmland is also a limited resource. In 1986 there was a total of 185,500 hectares in the A.L.R. for the three regional districts as follows:

North Okanagan	69,300
Central Okanagan	30,600
Okanagan Similkameen[1]	85,600
TOTAL	185,500 ha

[1] includes the Similkameen Valley

According to the 1986 census, the total land farmed comprised 163,000 hectares or 7.5% of the total area. In terms of economic impact, the 1986 census shows that the total value of agricultural produce of the valley was $141.6 million, 13.5% of that of the Province. The 1981 census data relating to labour force by industrial classification further indicated that 7.5% or 6,000 people were directly employed in agriculture within the Okanagan Valley, while the comparative figure for the Province was 2.1% in 1981 and 2.4% in 1986.

Within the Okanagan-Similkameen Regional District 77,250 hectares or 7% of the total area is being farmed, of which only 18,760 hectares is improved farmland. The 77,250 hectares being farmed represents over 90% of the A.L.R. area, thus giving one of the largest proportions of A.L.R. land being farmed in the entire Province. The total value of agricultural produce, according to the 1986 census, was $55 million or close to 39% of that of the Okanagan Valley as a whole, or 5.2% of that

of the Province. With respect to labour force, some 3,355 people or 12.8% of the total labour force are directly employed in agriculture. Seasonally, the agricultural industry provides employment for 8,300 people or 74% of the total seasonal employment within the Regional District.

The following table provides a comparative summary of these statistics relative to the Province, the entire Valley and the Regional District.

IMPACTS OF THE AGRICULTURAL COMMUNITY

	British Columbia	Okanagan Valley	Regional District of Okanagan–Similkameen
Farm Gate Value of Agricultural Production	$1,052 Million	$142 Million (13.5% of the Province)	$55 Million (39% of the Okanagan Valley)
Agricultural Labour Force	31,000	6,600	3,355
Agricultural Labour Force to Total Labour Force	2.4%	7.0%	12.8%
Percentage of Provincial Agricultural Labour Force	100%	21.3%	9.0%
Seasonal Agricultural Labour Force	52,000	18,000	8,300
Agricultural Seasonal Employment to Total Seasonal Employment	26.7%	66.7%	73.8%
Agricultural Seasonal Employment to Total Labour Force	4.1%	19.4%	31.0%

1986 Data Source: Statistics Canada
Ministry of Agriculture
Employment & Immigration Canada, Farm Labour Pool

The above statistics illustrate the extraordinary significance of the agricultural sector within the Regional District.

METHODOLOGY

Official Community Plans may be prepared and adopted as outlined in Part 29 of the *Municipal Act* (Section 944 - 949). "A community plan is a general statement of the broad objectives and policies of the local government respecting the form and character of existing and proposed land use and servicing requirements in the area covered by the plan." [Sec. 945(1)].

Official Community Plans have been prepared and adopted for the entire South Okanagan area covered by this report. The four municipal plans cover the Municipal District of Summerland, the City of Penticton, the Town of Oliver and the Town of Osoyoos. The nine Regional District plans deal with Naramata, Penticton East Fringe, Penticton West Fringe, Kaleden, Okanagan Falls, Gallagher-Vaseaux Lake, Oliver Fringe, Oliver South and Osoyoos Fringe.

Preparation of these Community Plans took place after passage of the Agricultural Land Commission Act, and major reviews were undertaken in the period 1985 - 88. Accordingly the plans strongly reflect the Agricultural Land Reserve designations.

These plans were analyzed to identify lands designated for future urban development. Areas where development has already commenced and where the servicing infrastructure is in place were not included. To qualify for inclusion within this study, sites had to meet the following criteria:

1. Be located outside the Agricultural Land Reserve, or, if within the A.L.R., have received some previous commitment by the Agricultural Land Commission that non-farm development would be acceptable.
2. Be at least 2 hectares in area.
3. Be located outside the Provincial Forest unless concurrence by the Ministry of Forests has been indicated.
4. Be free of constraints such as Ecological Reserve or Park designations.
5. Be free of hazard designations, such as soil stability, avalanche or flood-plain.

Also included in the study were lands which, while not identified within existing O.C.P.'s, appeared to have some long-term potential for urban development and met the above criteria. Separately identified were lands within Indian Reserves having development potential, where information was available, and some indication of development intentions has been given by the Native Peoples. In addition there may well be other lands appropriate for development which have not been designated in the Official Community Plans and have not been identified in this report as having development potential.

OPTIONS FOR LONG–TERM URBAN GROWTH

Long-term urban growth in the South Okanagan can be accommodated in two ways. These are:

Infill and Redevelopment where existing built-up areas are further developed by identifying gap lots, subdividing large properties to create new sites or by re-developing older low density properties with a substantial increase in density.

Expansion Areas where lands are identified as suitable and appropriate for new urban development.

Infill and Redevelopment

The infilling and redevelopment of existing urbanized areas will accommodate a significant portion of future urban growth. Even within the smaller communities in the South Okanagan, recent years have shown a significant swing in the market demand for housing to multi-family forms of accommodation, as shown in the following table:

RESIDENTIAL BUILDING PERMITS – NO. OF UNITS 5 Year Period – 1986 – 1990					
Municipality	**Single Family**		**Multi–Family**		**Total**
	No.	%	**No.**	%	
Penticton	656	47.3	730	52.7	1,386
Summerland	353	65.7	184	34.3	537
Oliver	34	27.9	88	72.1	122
Osoyoos	133	82.1	29	17.9	162
TOTAL	1,176	53.5%	1,031	46.7%	2,207

Within the past five years, the four municipalities have developed 46.7% of their dwelling units in multi-family forms of housing. With the aging of the population, the continued decrease in average household size and the increasing cost of building lots, this trend is likely to continue and to actually accelerate. In the case of Summerland the proposed installation of a sanitary sewer system will undoubtedly encourage redevelopment and infilling to higher densities. Virtually all of the above noted multi-family units, in addition to several of the single family units, have been constructed on infilling or redevelopment sites.

Expansion Areas

A review of the existing Official Community Plans covering the South Okanagan provided the basis for the major findings in this report. Additional lands were identified, in some cases beyond the O.C.P. boundaries and in others, where development potential has been identified although not recognized in the current O.C.P.'s. Some areas within the boundaries of Indian Reserves were also included where development proposals were deemed appropriate by Indian Bands.

TABLE 1

LANDS IDENTIFIED AS HAVING URBAN POTENTIAL

MAP	Hectares	Percent
A - Summerland	731	18.8
B - Naramata	287	7.4
C - Penticton	1,050	27.1
D - Kaleden/Okanagan Falls	322	8.3
E - Oliver/Gallagher Lake	535	13.8
F - Osoyoos	955	24.6
Total	3,880	100.0%

In some cases the potential development areas are located close to existing urban development and are therefore logical extensions of the existing urban infrastructure. However many of the areas are removed from the valley bottom, which is largely agricultural land, and would therefore prove difficult and expensive to have necessary urban services made available, particularly domestic water supply. In addition, development of the hillside areas presents problems of topography and more difficult road construction. Thus society must be prepared to face higher costs of development if farmland preservation policies are to be maintained.

In addition, the time frame, form and density of development is a matter for local jurisdictions to resolve. Certainly if rural residential densities were allowed to increase, the cost of servicing per unit would be reduced, and the pressures to develop farmland would decline. Table 2 provides a breakdown of the various areas by current O.C.P. designations.

TABLE 2

MAP	DESIGNATION				TOTAL Hectares
	Residential (up to 2-acre lots)	Smallholdings (2 - 10 acres)	Large Holdings Openland or Undesignated (10 acres plus)	Indian Reserve	
A - Summerland	348	—	383	—	731
B - Naramata	53	234	—	—	287
C - Penticton	563	274	186	27	1,050
D - Kaleden/ Okanagan Falls	94	219	9	—	322
E - Oliver/ Gallagher Lake	49	147	265	74	535
F - Osoyoos	84	185	490	196	955
TOTALS	1,191	1,059	1,333	297	3,880

CONCLUSION

Growth in the South Okanagan can be accommodated without using our limited supply of prime farmland. Over 3,880 hectares of land are available for long term growth needs, and re-development and infilling within existing urban areas is already accommodating almost half of the housing starts within the municipalities. The trend to further densification of urban areas is likely to continue.

Further work needs to be done to deal with the issues of servicing the more rural developments. There is a need to establish mechanisms for a comprehensive approach to providing services, particularly when there are several owners developing at different times and in an un-coordinated manner.

Clearly there are options for urban growth without considering prime farmland as a land bank for urban expansion. If preservation of farmland policies are to be maintained, we must address the difficulties and higher costs of accommodating urban growth on the more remote and more challenging non-farmland areas. Population growth in the South Okanagan will undoubtedly add to the importance of preserving our food producing lands.

APPENDIX 1

LAND IDENTIFIED AS HAVING LONG TERM URBAN POTENTIAL IN THE SOUTH OKANAGAN

This study has identified 46 areas comprising some 3,880 hectares which have long term potential for urban development. In most cases, the Official Community Plans have designated these areas for future development and several are already zoned for development. However, lands currently zoned and serviced and already undergoing partial development have not been included.

The study was based on a review of the existing Official Community Plans, most of which were updated in the late 1980's, discussions with Regional District planning staff and Municipal Officials, examination of aerial photography and, in some cases, actual site visits.

The location of each area is shown on the six maps included as Appendix 2, which show generalized depictions of the potential development areas.

Map A -	Summerland	Map D -	Okanagan Falls & Kaleden
Map B -	Naramata	Map E -	Oliver-Gallagher Lake
Map C -	Penticton	Map F -	Osoyoos

Each area has been numbered consecutively, with the tables showing the estimated developable areas.

MAP A - SUMMERLAND

Area		*Hectares*	*Total*
1	Cartwright Mountain/North Prairie Valley	494	
2	Rattlesnake Mountain	40	
3	Bentley Road	11	
4	Conkle Mountain	67	
5	Golf Course	7	
6	Canyon View	20	
7	Victoria Road South	65	
8	Front Bench	27	**731**

NOTE: The areas listed are designated on the Summerland O.C.P. as Low Density Residential, Future Low Density Residential, Rural Residential, Future Rural Residential and, in the case of Area 4, Openland. In several instances, the areas shown in the table above have been significantly reduced from the total area outlined on Map A, due to severe topographic limitations or to being partially developed.

Area 1 in total is approximately 742 hectares. The easterly option was reduced from 365 hectares to 117 hectares of potentially developable land after reviewing engineering studies regarding serviceability of the area. Although the western portion, comprising 377 hectares, is within the Agricultural Land Reserve, the Agricultural Land Commission has intimated that it merits consideration as a potential development area.

Area 2 totals approximately 80 hectares, but was reduced by 50% to 40 hectares due to topographic limitations.

Area 3 totals approximately 11 hectares, and is designated Rural Residential on the O.C.P.

Area 4 in total is approximately 134 hectares, but was reduced by 50% to 67 hectares due to topographic limitations. Although the O.C.P. does not designate this area for future development, it does provide for future collector roads through the area, thus opening up the potential for development.

Area 5 totals 7 hectares lying west of the Golf Course, and is designated Low Density Residential on the O.C.P.

Area 6 known as Canyon View totals 23 hectares but was reduced to 20 hectares due to some previous subdivision. The area is designated Rural Residential on the O.C.P.

Area 7 This Victoria Road South area comprises 43 hectares designated Rural Residential on the O.C.P. plus a potential extension to the east of 20 hectares and to the west (Lot 22, Plan 2433) comprising 25 hectares, both of which are designated as Openland on the O.C.P. These Openland areas were reduced by 50% due to topography, giving a total of 65 hectares.

Area 8 in total is approximately 55 hectares. Due to previous subdivisions and some topographic limitations, this area has reduced by 50% to 27 hectares.

MAP B - NARAMATA

Area		*Hectares*	*Total*
9	Pts. of D.L. 391 & 212 South of Chute Creek	44	
10	Pts. of D.L./s 285, 286, 197S & 3314 lying between North Naramata Road & K.V.R. Right of Way	160	
11	Block 136, Plan 575 north of Robinson Ave.	3	
12	Area above Gammon Road, south of Naramata Creek known as Arawana Highlands	80	**287**

NOTE: The areas listed above are designated on the Naramata O.C.P. for future development as Smallholdings, Low Density Residential and, in the case of Area 11, Medium Density Residential. Significant reductions have been made in the areas shown above from the areas outlined on Map B due to topographic limitations.

Area 9 totals 67 hectares, but was reduced by 33% to 44 hectares due to topography.

Area 10 totals 240 hectares, but was reduced by 33% to 160 hectares due to topography.

Area 11 totals 3 hectares designated Medium Density Residential on the O.C.P.

Area 12 totals 120 hectares, but was reduced by 33% to 80 hectares due to topography and some development in process.

MAP C - PENTICTON

Area		*Hectares*	*Total*
13	West Bench Estates	50	
14	Redwing	27	
15	Campbell Mountain/East Bench	363	
16	S.L. 17, D.L. 2711	32	
17	Eastern Hillsides (above Columbia Heights)	288	
18	Hillsides above Wiltse Flats/Valleyview Road	80	
19	S.L. 18, D.L. 2710 - Gillies Creek	154	
20	Lakeshore Highlands & S.L. 48	56	**1,050**

NOTE: The areas listed include lands designated within the City of Penticton's O.C.P. and the Regional District's Penticton East Fringe and Penticton West Fringe O.C.P.'s.

Area 13 is a proposed housing development between West Bench and Hursula Highlands around a proposed golf course on adjacent A.L.R. land.

Area 14 is the future phases of the Redwing Resort development. Although the property is within the Penticton Indian Reserve #1, it is being developed under a lease arrangement for non-native housing.

Area 15 comprises the area dealt with in a report prepared for Penticton City Council by the R.D.O.S. Planning Department in 1977. The 363 hectares listed in the table above represent those areas identified in that report as suitable for development. The study included analysis of slopes, eliminating areas with a slope exceeding 30% from consideration as having development potential.

Area 16 lies immediately east of Penticton City boundaries, and is designated on the Penticton East Fringe O.C.P. for development as Large Holdings (i.e. 10 acre lots). The area shown comprises approximately 96 hectares, but that has been reduced to 33% because of topographic limitations, giving a potential development area of 32 hectares.

Area 17 comprises the Eastern Hillsides above Columbia Heights and the Carmi Road area. 63 hectares of developable land was identified in engineering studies carried out by Urban Systems Ltd. An additional area with long term development potential is S.L. 17, D.L. 2710 lying immediately east of the city boundary and containing 550 hectares in total. That area has been reduced by 50% to 225 hectares because of topographic limitations and previous subdivision into 10 acre lots, giving a total development potential of 288 hectares.

Area 18 comprises lands above Wiltse Flats, Quail Ridge and Valleyview Road. The 80 hectares listed in the table above was determined from engineering studies by Urban Systems Ltd. for the areas above Wiltse Flats and Quail Ridge, and by reducing the area above Valleyview Road to 33% of the total because of topographic limitations. Part of the area, the northwest quarter of S.L. 47, is presently outside the city boundaries, but would become serviceable when the remainder of the area is developed.

Area 19 lies immediately east of the Penticton City boundaries and is traversed by Gillies Creek. Although shown on the Penticton East Fringe O.C.P. as Openland, it is an area which has previously been considered for development and appears to have long term potential. Due to topographic limitations the gross area of 308 hectares has been reduced by 50% to 154 hectares.

Area 20 shows the upper phase of the Lakeshore Highlands development, along with Lots A, B and C, Plan 27801 in S.L. 48. The areas in S.L. 48 have been reduced by 50% due to topographic limitations.

It should be noted that, in considering Areas 15 and, to a lesser extent 18, corridors may be required through A.L.R. land to provide for transportation and utility linkages.

MAP D - OKANAGAN FALLS & KALEDEN

Area		*Hectares*	*Total*
21	Block C, Plan 719, D.L. 106S15	15	
22	Area above Cottonwood St.	9	
23	N.W. corner of Sumac Farms	23	
24	Block A, Plan 19737	25	
	Kaleden subtotal	72	
25	Lot A, Plan 7555, D.L. 411 near Trout Lake	40	
26	Pt. of D.L. 2454S & Sec 10 - Kitley Lake	94	
	Area D S.W. - R.L.U.B. subtotal	134	
27	Lot 1, Plan 22231, S.L. 27 Matheson Rd.	9	
28	Pt. D.L. 461 and N.W. corner S.L. 14	76	
29	Lot A, Plan 10306 and Lot A, Plan 10307	12	
30	Peachcliff Estates	19	
	Okanagan Falls subtotal	116	
	Total, Map D		**322**

NOTE: The areas listed include lands designated in the Kaleden O.C.P., Electoral Area D Southwest Sector Rural Land Use Bylaw and the Okanagan Falls O.C.P.

Area 21 is designated Small Holdings.

Area 22 is designated Small Holdings and Large Holdings.

Area 23 is designated Low Density Residential and has been zoned for a mobile home park development.

Area 24 is designated Small Holdings.

Area 25 is designated partly Residential (small lots) and partly Rural Residential 2 (2 ha lots).

Area 26 is designated Rural Residential 1 (0.8 ha) and Rural Residential 2 (2 ha). Although part of this area is within the A.L.R., the Commission has previously indicated that it merits consideration as a potential development area.

Area 27 is designated Small Holdings.

Area 28 is designated Low Density Residential and Small Holdings. Re-zoning of this area is currently being processed.

Area 29 is designated Small Holdings.

Area 30 is the extension of Peachcliff Estates and is designated Low Density Residential. It has already been zoned for Low Density Residential development.

MAP E - OLIVER - GALLAGHER LAKE

Area		*Hectares*	*Total*
31	Pt. of S.L. 42 north of Vaseaux Creek	50	
32	Lot 1, Plan 7790 and Lot 1, Plan 24230	21	
33	Portion of Indian Reserve near Gallagher Lake	63	
34	White Lake Road/Fairview Patton Road	224	
35	Blk. C, Plan 1729 & Lot E Plan 34109	62	
36	North Fairview	88	
37	Portion of Indian Reserve north of Cherry Grove Golf Course	11	
38	McPherson Drive	13	
39	Lot 3, Plan 26963, D.L. 2450S, S.D.Y.D.	3	**535**

Note: The areas listed include lands designated within the Gallagher-Vaseaux Lake O.C.P., the town of Oliver O.C.P., the Oliver Fringe O.C.P. and the Oliver South O.C.P.

Area 31 is an area lying north of the B.C. Hydro sub-station site on the east side of Highway 97. Although designated Openland on the O.C.P. it has long term development potential.

Area 32 is designated for Low Density Residential development on the O.C.P.

Area 33 is a portion of the Osoyoos Indian Band lands lying between Bright's Winery and Gallagher Lake. Chief Clarence Louie has indicated that the Band would entertain proposals from land developers for this area.

Area 34 is designated as Large Holdings and Small Holdings on the Oliver South O.C.P. and extends north of the O.C.P. boundary. Because of partial development on large acreages, the gross area of 336 hectares was reduced by 33%, giving a potential development area of 224 hectares.

Area 35 is on Wilson Mountain Road and is designated Low Density Residential and Small Holdings on the Oliver Fringe O.C.P. The area is already zoned for Mobile Home Park and Smallholding developments.

Area 36 is on White Lake Road just north of Fairview Road. D.L. 1995S is designated Smallholdings and the remainder is designated Openland on the Oliver South O.C.P. The area boundaries have been set back to provide a buffer area around the sewage lagoon site and to avoid the former landfill site. Because of topographic limitations, the area shown of 133 hectares was reduced by 33% to 88 hectares.

Area 37 is a portion of the Osoyoos Indian Band lands lying north of Cherry Grove Golf Course and east of Tuc-ul-nuit Lake. Chief Clarence Louie has indicated that development proposals for this area would be considered by the Band.

Area 38 is within the Town of Oliver and lies between Macpherson Drive and the Okanagan River Channel. Services are available, but substantial fill is required to meet floodplain requirements. The Oliver Town O.C.P. designates the land as Medium Density Residential.

Area 39 is designated Farmland on the Oliver South O.C.P. and is within the A.L.R. However, an application for exclusion of the land from the A.L.R. in 1982 received support by the Agricultural Land Commission, but has yet to be acted upon.

MAP F - OSOYOOS

Area		*Hectares*	*Total*
40	Osoyoos West Estates/Spotted Lake	185	
41	Lot 2115S - Strawberry Creek	36	
42	Lots 524 and 555	5	
43	Westbench Area above Desert Park Racetrack	280	
44	Lot 622 - Haynes Point Road	3	
45	Pt. of Osoyoos Indian Reserve	196	
46	Anarchist Mtn. Area	250	**955**

Note: The areas listed include lands designated within the Osoyoos Fringe O.C.P. and the Town of Osoyoos O.C.P. Also included is part of the Osoyoos Indian Band lands on the east side of Osoyoos Lake (Area 45) and Anarchist Mountain (Area 46) which is beyond the O.C.P. area.

Area 40 is designated for Small Holdings on the Osoyoos Fringe O.C.P. The area shown on Map F totals some 278 hectares, but that has been reduced by 33% because of topography and some existing development on acreage lots.

Area 41 is designated Low Density Residential on the Osoyoos Fringe O.C.P. The gross area of 72 hectares has been reduced to 50% because of topographic limitations.

Area 42 comprises two sites, Lot 524 adjacent to Peanut Lake planned for multi-family development and Lot 555 adjacent to Highway 97 north of the arena, which is designated for multi-family development.

Area 43 is an area of Provincial Crown land located west of the Desert Park Racetrack, and northwest of the High School. Crown Land Development and Marketing considers this area suitable for urban expansion. Some residential development has taken place south of the golf course. The area shown comprises approximately 420 hectares, but that was reduced by 33% to 280 hectares because of topography and an unreclaimed mine.

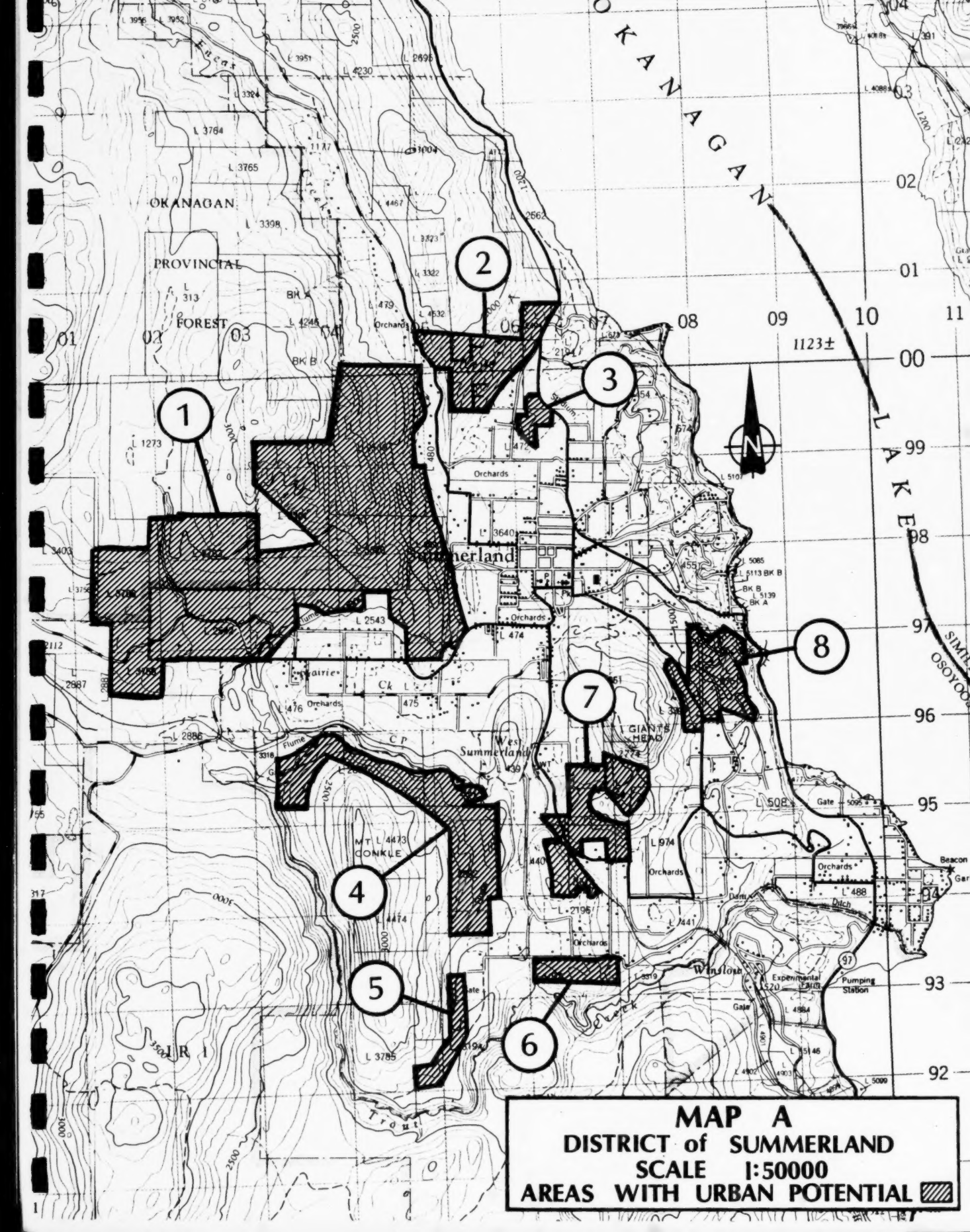
Area 44 lies adjacent to Highway 97 and Haynes Point Road. It is designated for Low Density Residential development on the Osoyoos Fringe O.C.P.

Area 45 is part of the Osoyoos Indian Reserve on the East side of Osoyoos Lake lying immediately north of the Osoyoos town boundary. Chief Clarence Louie has indicated that the Band would consider proposals from developers for this area.

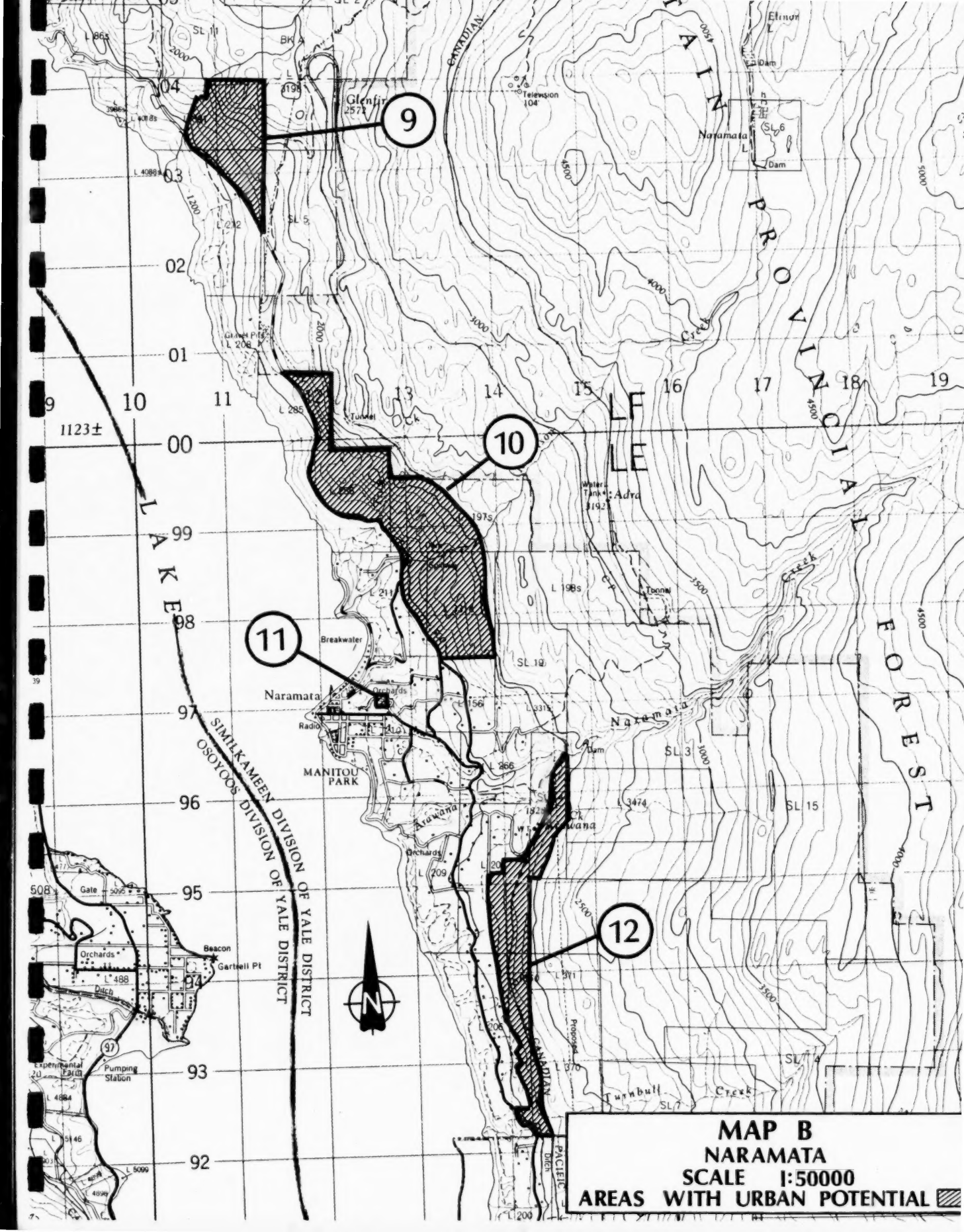
Area 46 as outlined on Map F comprises some 750 hectares on Anarchist Mountain. Because of topographic limitations, the area has been reduced to 33%, giving a potential development area of 250 hectares. Although not included within the Osoyoos Fringe O.C.P., the area has some potential as shown by 10 acre subdivisions in part of the area and on adjacent lands.

APPENDIX 2

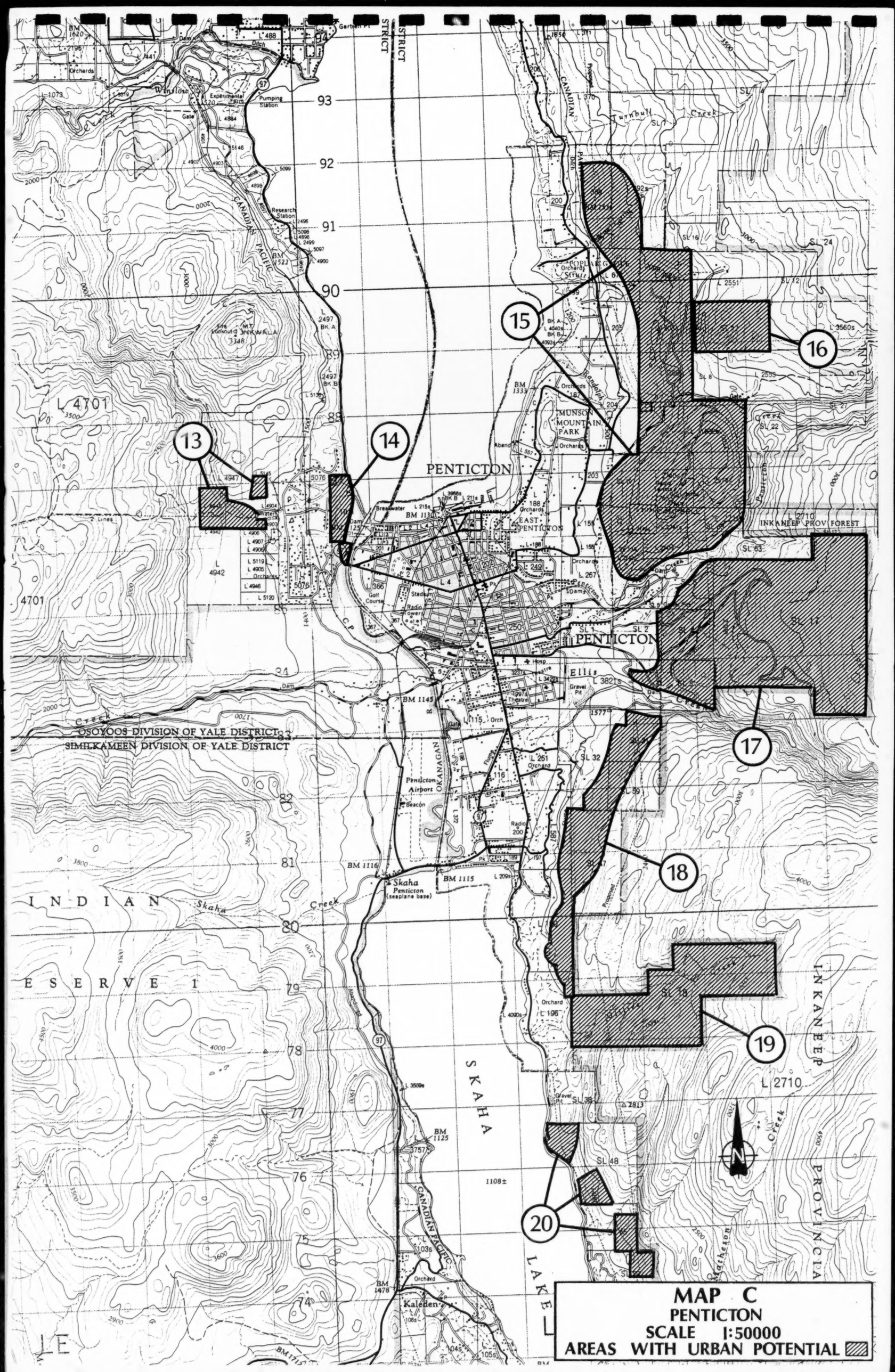
MAPS OF AREAS IN THE SOUTH OKANAGAN WITH LONG TERM URBAN POTENTIAL

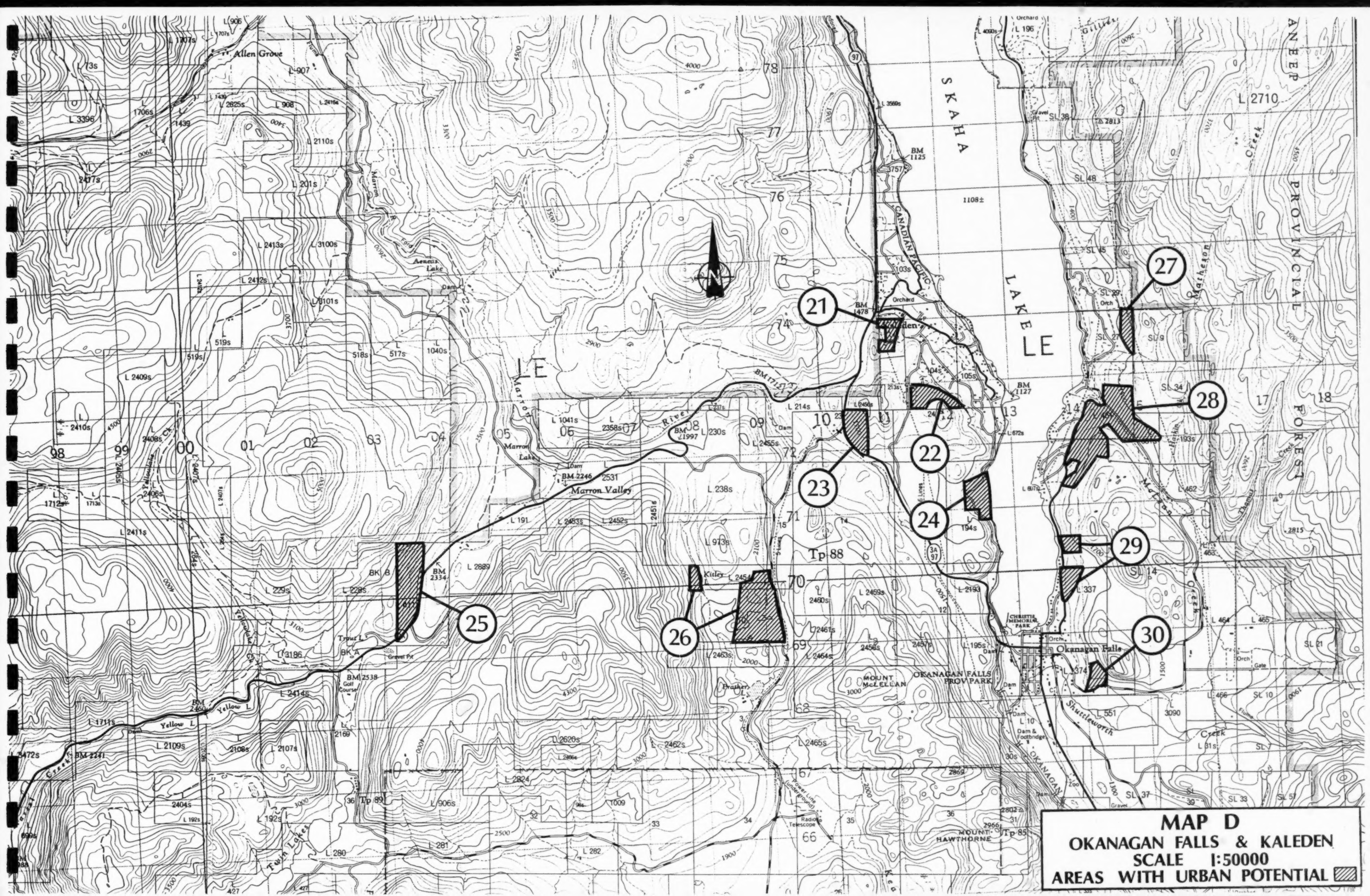


MAP A
DISTRICT of SUMMERLAND
SCALE 1:50000
AREAS WITH URBAN POTENTIAL



MAP B
NARAMATA
SCALE 1:50000
AREAS WITH URBAN POTENTIAL


PENTICTON
EAST PENTICTON
PENTICTON
MUNSON MOUNTAIN PARK
INKANEEP PROV FOREST
INKANEEP PROVINCIAL
OSOYOOS DIVISION OF YALE DISTRICT
SIMILKAMEEN DIVISION OF YALE DISTRICT
INDIAN RESERVE 1
SKAHA LAKE
Penticton Airport
Skaha Penticton (seaplane base)
Kaleden
Wiltsey Creek
Skaha Creek
Ellis Creek
Penticton Creek
Shingle Creek
Canadian Pacific
Okanagan
Canadian
Munson Mountain
Mt Kobau
Mt Inkaneep
Mt Kenyon
Mt Nathaniel
Mt Campbell
Mt Ellis
Mt Ritchie
Mt Kruger
Mt Kilpatrick
Mt Middleton
Mt Richter
Mt Kearney
Mt Baldy
Mt Judge
Mt Judge Ridge
Mt Judge Creek
Mt Judge Creek Trail
Mt Judge Creek Trail
Mt Judge Creek Trail

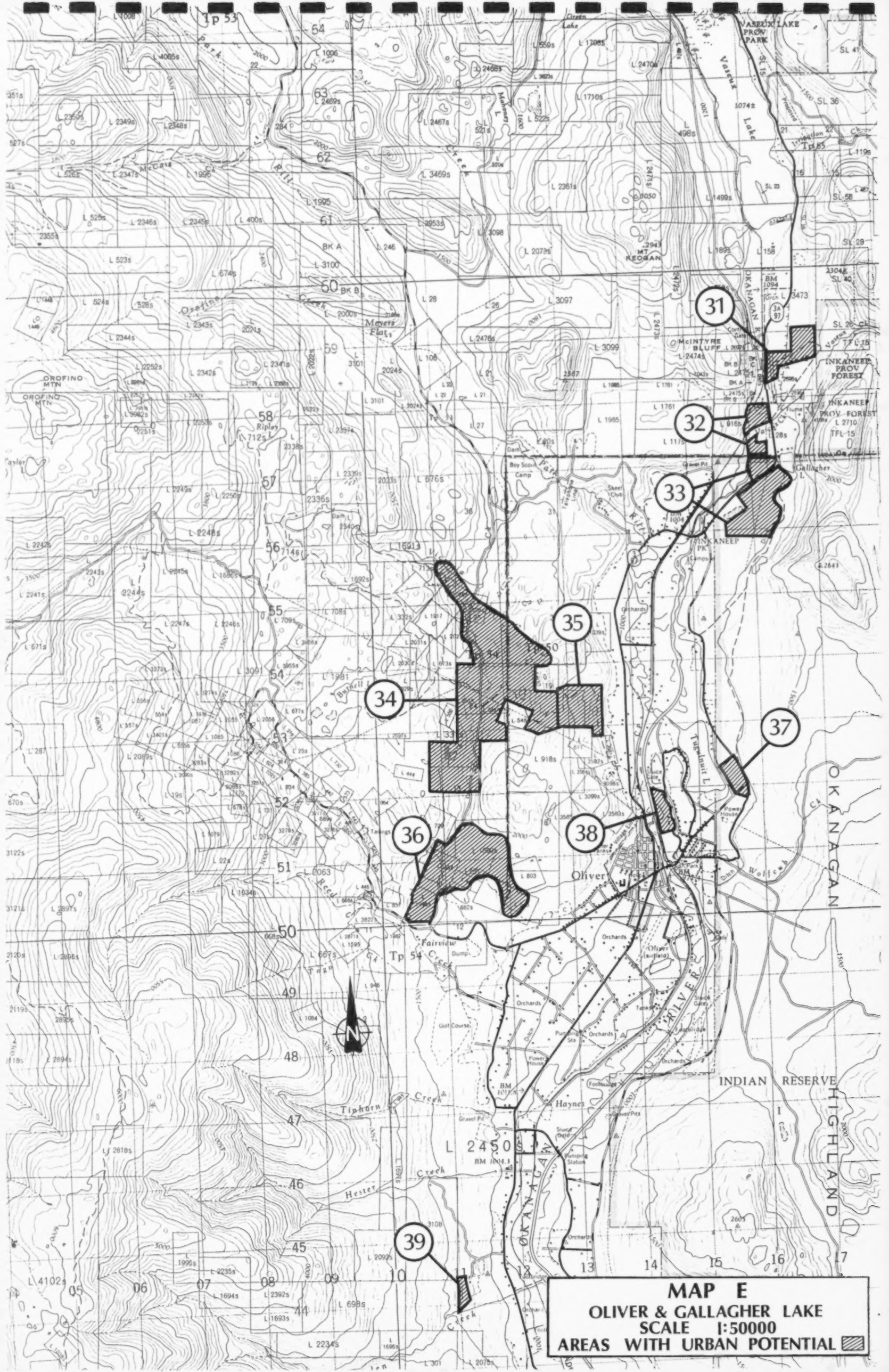


MAP D

OKANAGAN FALLS & KALEDEN

SCALE 1:50000

AREAS WITH URBAN POTENTIAL


31
32
33
34
35
36
37
38
39
MAP E
OLIVER & GALLAGHER LAKE
SCALE 1:50000
AREAS WITH URBAN POTENTIAL
Oliver
Fairview
INKANEEP PROV FOREST
INDIAN RESERVE
OKANAGAN RIVER
OKANAGAN HIGHLAND
Tp 53
Tp 54
Tp 55
Tp 54
Tp 55
Tp 54
Tp 55

MAP F
OSOYOOS
SCALE 1:50000
AREAS WITH URBAN POTENTIAL

40
41
42
43
44
45
46